



## MEMO

TO: Eden Prairie Center Merchants  
FROM: Nancy Litwin, Mall Management Office  
SUBJECT: Severe Weather  
DATE: April 12, 2012

---



We are again approaching that time of year when this area of the country is more likely to experience severe weather in the form of tornados.

The mall's emergency response guide is being distributed to all Eden Prairie Center merchants. The severe weather section is enclosed. Please take a minute to review it with your associates so they are prepared to manage a severe weather incident.

There are thirteen signs posted throughout the center that also indicate locations of these shelters. In addition you may refer to the shelter maps provided in your tenant emergency response guide or call Kay in the mall office for specific shelter locations near your store. All occupants should become familiar with these locations before the need may arise for their use.

Throughout the past year, tests were made of our public address system. This system will be used to advise building occupants of severe weather should the need arise.

Questions, concerns, or requests for a copy of the tenant emergency response guide should be directed to Kay Shepard in the management office 952-525-2600.

## GENERAL INFORMATION

- The mall staff monitors weather conditions throughout the day.
- The public address system or mall staff members will advise building occupants if it becomes necessary to take action.
- Store managers should determine nearest shelter locations and advise their staffs as part of their orientation training.

## BLIZZARD

- Mall officials will monitor conditions and close the center when deemed appropriate. Tenants will be notified through the mall staff or media.
- As conditions may not allow safe travel...tenants may stay in their stores. Notify the mall office or security if you will be staying.
- The mall will re-open as soon as conditions allow.

## HURRICANE

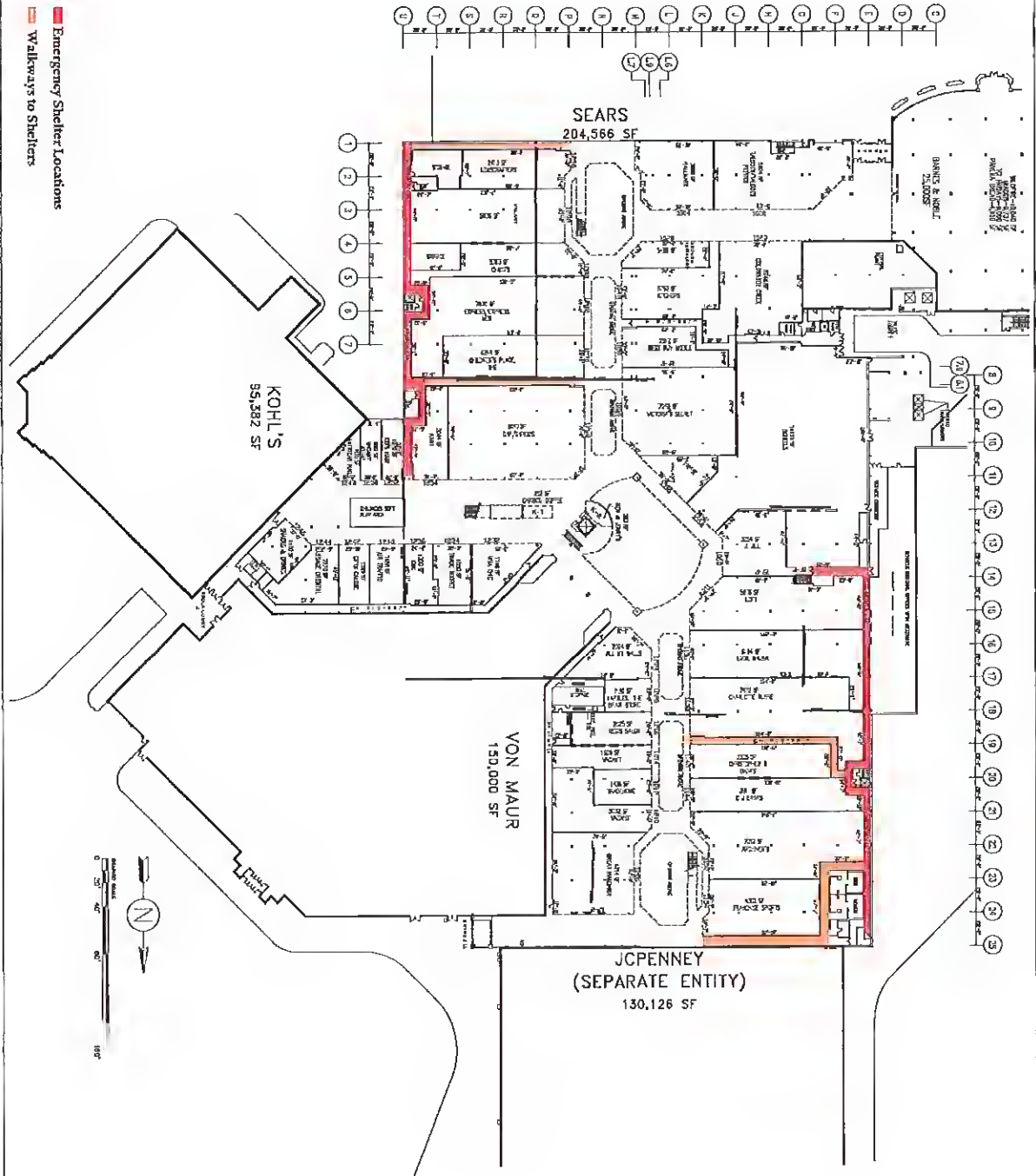
- Mall officials will close the mall in substantial advance of a hurricane landing. Tenants will be notified through the mall staff or media.
- Tenants will not be allowed to stay at the mall after it has been closed.
- Listen to local news stations; call the mall; or 1-886-GGP-MALL for re-opening information.

## TORNADO

- Upon receiving notification of the need to take shelter...move to a designated shelter area.
- If you cannot make it to a shelter area position next to a solid wall, such as cement or block.
- Take customers with you.
- Stay away from areas that contain glass windows, skylights, etc.
- Kneel in a crouched position with your hands covering the back of your neck.



EDEN PRAIRIE CENTER  
EMERGENCY SHELTER PLAN LOWER LEVEL



**EDEN PRAIRIE CENTER**  
8251 FLYING CLOUD DRIVE  
EDEN PRAIRIE, MINNESOTA 55344

**CGP**  
Ground Graph Properties, Inc.  
117 Kyle Road, Suite 200, Chicago, IL 60642  
(773) 952-1338 www.cgp.com

**LP1**  
SHEET NO.  
LEASE PLAN  
ENTERTAINMENT  
VINO  
LOWER LEVEL  
DATE: FEBRUARY 2017

SEARS  
204,566 SF

KOHL'S  
95,392 SF

VON MAUR  
150,000 SF

TARGET  
152,133 SF

JCPENNEY  
(SEPARATE ENTITY)  
130,126 SF

EMERGENCY SHELTERS

WALKWAYS TO SHELTERS

0 50 100

N

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z



General Growth Properties, Inc.  
115 North Wacker Drive, Chicago, IL 60606  
(312) 462-1000 [www.ggp.com](http://www.ggp.com)

1. The above described premises are situated in the City of Los Angeles, California, and are more particularly described by reference to the attached plat of subdivision, which is a part of this lease.

2. The above described premises are being leased to the Lessee for the purpose of using the same as a RETAIL STORE for the sale of clothing and accessories.

3. The term of this lease shall be for a period of 10 years, commencing on the day of the signing of this lease, and shall continue until the expiration of the term herein provided.

4. The monthly rental for the above described premises shall be \$10,000.00 (Ten Thousand Dollars) per month, payable in advance on the 1st day of each month.

5. The Lessee shall be responsible for the payment of all taxes, assessments, and charges of whatever nature which may be levied or assessed against the above described premises or the use thereof.

6. The Lessee shall be responsible for the maintenance and repair of the above described premises, and shall keep the same in good and tenable condition at all times.

7. The Lessee shall be responsible for the payment of all utility charges, including but not limited to gas, electric, water, sewer, and telephone.

8. The Lessee shall be responsible for the payment of all insurance charges, including but not limited to fire, theft, and liability.

9. The Lessee shall be responsible for the payment of all other charges and expenses which may be incurred in the operation of the business conducted on the above described premises.

10. This lease shall be binding upon the parties hereto and their heirs, assigns, and personal representatives.

11. The Lessee shall not assign or sublease the above described premises without the prior written consent of the Lessor.

12. If the Lessee fails to comply with any of the terms and conditions of this lease, the Lessor shall have the right to terminate this lease and to re-let the above described premises at the then prevailing market rate.

13. This lease shall be subject to the terms and conditions set forth in the attached plat of subdivision.

14. The parties hereto have executed this lease in duplicate, one copy of which is retained by the Lessor, and the other copy is given to the Lessee.

15. The date of the signing of this lease is 10/10/2018.

16. The parties hereto are John Doe (Lessor) and Jane Smith (Lessee).

17. The address of the above described premises is 1234 Main Street, Los Angeles, CA 90001.

18. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

19. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

20. This lease shall be governed by the laws of the State of California.

21. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

22. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

23. This lease shall be governed by the laws of the State of California.

24. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

25. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

26. This lease shall be governed by the laws of the State of California.

27. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

28. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

29. This lease shall be governed by the laws of the State of California.

30. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

31. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

32. This lease shall be governed by the laws of the State of California.

33. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

34. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

35. This lease shall be governed by the laws of the State of California.

36. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

37. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

38. This lease shall be governed by the laws of the State of California.

39. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

40. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

41. This lease shall be governed by the laws of the State of California.

42. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

43. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

44. This lease shall be governed by the laws of the State of California.

45. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

46. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

47. This lease shall be governed by the laws of the State of California.

48. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

49. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

50. This lease shall be governed by the laws of the State of California.

51. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

52. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

53. This lease shall be governed by the laws of the State of California.

54. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

55. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

56. This lease shall be governed by the laws of the State of California.

57. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

58. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

59. This lease shall be governed by the laws of the State of California.

60. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

61. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

62. This lease shall be governed by the laws of the State of California.

63. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

64. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

65. This lease shall be governed by the laws of the State of California.

66. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

67. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

68. This lease shall be governed by the laws of the State of California.

69. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

70. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

71. This lease shall be governed by the laws of the State of California.

72. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

73. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

74. This lease shall be governed by the laws of the State of California.

75. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

76. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

77. This lease shall be governed by the laws of the State of California.

78. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

79. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

80. This lease shall be governed by the laws of the State of California.

81. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

82. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

83. This lease shall be governed by the laws of the State of California.

84. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

85. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

86. This lease shall be governed by the laws of the State of California.

87. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

88. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

89. This lease shall be governed by the laws of the State of California.

90. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

91. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

92. This lease shall be governed by the laws of the State of California.

93. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

94. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

95. This lease shall be governed by the laws of the State of California.

96. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

97. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

98. This lease shall be governed by the laws of the State of California.

99. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

100. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

101. This lease shall be governed by the laws of the State of California.

102. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

103. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

104. This lease shall be governed by the laws of the State of California.

105. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

106. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

107. This lease shall be governed by the laws of the State of California.

108. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

109. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

110. This lease shall be governed by the laws of the State of California.

111. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

112. The parties hereto have executed this lease voluntarily and without any duress, coercion, or undue influence.

113. This lease shall be governed by the laws of the State of California.

114. The parties hereto have executed this lease in the presence of the undersigned, who are competent and disinterested persons.

115. The parties hereto have executed this lease voluntarily and without any duress



**EDEN PRAIRIE CENTER**  
8251 FLYING CLOUD DRIVE  
EDEN PRAIRIE, MINNESOTA 55344



[illegible]

GRAPHIC SCALE

0 50' 100' 200' 400'



General Green Properties, Inc.  
114 North Broadway Drive, Chicago, IL 60606  
(312) 667-5030 [www.ggp.com](http://www.ggp.com)

**PROJECT NO.** 2008  
**CUSTOMER** OC  
**DATE** 01/01/2012  
**DESCRIPTION** LEASE PLAN BASEMENT LEVEL.  
**SHEET NO.** LP4  
**DRAWN** February 2012